

Understanding your Rates

WHY DO WE PAY RATES?

Rates are just one of the sources of revenue that the Shire of Coolgardie uses to fund our services and infrastructure.

Other sources of income include fees and charges where users pay fees or charges at facilities like Recreation Facilities, as well as charges for services like building and planning applications.

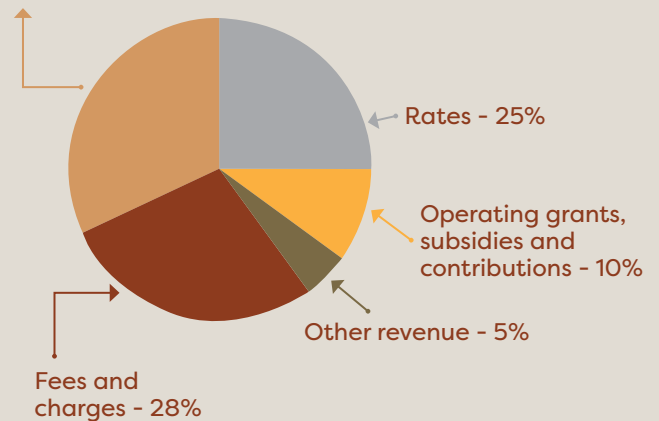
Another major source of income is grants received from the State and Federal Government as well as partnerships or memorandum of understanding with mining companies that assist us to deliver our services. The Shire of Coolgardie also gets revenue from other resources including interest, disposal of assets and transfers from our reserves.

The Shire of Coolgardie collects rates to fund a wide range of services including the maintenance of recreational facilities, roads and footpaths, waste management, parks and gardens, libraries as well as important infrastructure projects such as the Kambalda Aquatic Facility and the Post Office Complex redevelopment. Rates are

the contribution each property owner makes to improving services and facilities within the Shire of Coolgardie for the growing needs of our community.

Rates are calculated annually from 1 July to 30 June.

Non operating grants, subsidies and contributions - 32%



HOW ARE RATES CALCULATED?

The Shire of Coolgardie take a three-step approach to calculate how much each ratepayer is required to contribute. Council first determines how much rate income is required to run the Shire of Coolgardie over a 12-month period.

The required income amount is divided by the total value of all the properties in the Shire of Coolgardie to determine the Rate in the Dollar (RID). The Shire then calculates rates for each property by multiplying its Gross Rental Value (GRV) or unimproved value (UV), as determined by the State Government's Valuer General, by the rate in the dollar.

STEP ONE - Total rates required



COST OF
running
the Shire of
Coolgardie



MINUS
non-rate revenue
(grants, fees and
charges, other)



TO CALCULATE
the rates
revenue
required

STEP TWO - Rate in dollar calculated



DIVIDE
the rates
revenue
required



BY THE
combined rental
value of all rateable
properties (set by the
Valuer General)



TO CALCULATE
the rate in the
dollar

STEP THREE - What you pay



MULTIPLY
the rate
in the
dollar



BY YOUR
property's value as set
by the Valuer General
(either GRV or UV)



TO
CALCULATE
your rates for
the year

$$\begin{array}{ccc}
 \text{GRV of} & \times & \text{RID} \\
 \$31,000 & & 0.079883 \\
 \text{House Icon} & & \text{= } \$2476.37 \\
 & & \text{total rates bill}
 \end{array}$$

You'll find the entire list of Shire's Rates in the Dollar values for 2022/2023 on the next page.

PROPERTY VALUATIONS

Residential property valuations are conducted by the State Government's land authority, Landgate, every 5 years. The total value of all the properties in the Shire of Coolgardie is used to determine the Rate in the Dollar. Landgate last conducted a general revaluation in 2022 with the next valuation scheduled for 2027.

2022/23 RATES IN THE DOLLAR

This year, Council has resolved a 3.0% increase in the rates in the dollar.

Gross Rental Value	Proposed Minimum Payment	Proposed Rate in the Dollar
Residential	\$743.00	0.079883
Commercial	\$743.00	0.079883
General Industry, Light Industry, Industrial Area, Light Industrial Area	\$743.00	0.079883
Transient Workforce Accommodation/Workforce Accommodation	\$2229.00	0.239648

Unimproved Value	Proposed minimum payment	Proposed Rate in the Dollar
UV (Pastoral)	\$718.00	0.115988
UV (Mining/Other)	\$458.00	0.227925

WHICH RATE CODE APPLIES TO ME?

A number of different rate codes apply to properties within the Shire of Coolgardie based on the zoning or land use of each property.

Each property is placed in a rating category according to its predominant use and/or zoning which affects the rates applied to the property. Information about zoning can be found on your rate notice.

Residential (GRV)

Levied on properties that have a predominant land use of residential. The rate for this category is intended to generate approximately 14% of the Shire's rate income.

Commercial (GRV)

Levied on properties that have a predominant land use of commercial, or does not have the characteristics of any other GRV rate category. The rate for this category is intended to generate approximately 2% of the Shire's rate income.

General Industry, Light Industry, Industrial Area, Light Industrial Area

Levied on properties that have a predominant land use of industrial. The rate for this category is intended to generate approximately 1% of the Shire's rate income.

Transient Workforce Accommodation/ Workforce Accommodation (GRV)

Levied on properties that are zoned as transient workforce accommodation or that have been predominantly used for workforce accommodation. TWA beds are utilised by FIFO workers annually, all of whom are entitled to the utilisation of Shire facilities and services. The rate for this category is intended to generate approximately 5% of the Shire's rate income.

Pastoral (UV)

Levied on properties with a land use of pastoral. The rate for this category is intended to generate approximately 1% of the Shire's rate income.

Mining/Other (UV)

Levied on properties that a mining, exploration or prospecting lease and/or license has been granted, does not have the characteristics of any other UV rating category. The rate for this category is intended to generate approximately 69% of the Shire's rate income.

Waste Services

A separate annual charge is levied for the provision of a rubbish service to each occupied property. This covers a weekly 240 litre household rubbish pickup. The 2022/23 annual rubbish service charge for each residential property is \$340 per service and \$375 per commercial service.

Emergency Services Levy

The Emergency Services Levy (ESL) is an important contribution to assist our Fire and Rescue Services, Bush Fire Brigade and the State Emergency Service. Local government in WA is required to collect the ESL on behalf of the Department of Fire and Emergency Services - a State Government authority. If you have any enquiries regarding the ESL please contact FESA on **1300 136 099** or visit **www.dfes.wa.gov.au**.

Private swimming pool inspections

Legislation requires the Shire to inspect the safety barriers of all private swimming pools and spas so that a period of not more than four years elapses between inspections. The fee charged to property owners with a pool is to cover this requirement. The 2022/23 annual charge for each residential property with a private swimming pool is \$60.00 per inspection.

Payment Arrangements

If you are unable to make payment either in full or by the instalment dates, please contact the Rates Department at the Shire on **(08) 9080 2111** to arrange a suitable payment plan.

Issue and Instalment dates

Issue date	15 July 2022
Payment in full	19 August 2022
1st instalment	19 August 2022
2nd instalment	21 October 2022
3rd instalment	22 December 2022
4th instalment	24 February 2023

Alternative Payment Arrangements and Hardship Policy

Under Section 6.49 of the Act and Councils Hardship Policy, you may enter into an Alternative Payment Arrangement. If you are having difficulty making the payment, you must contact the Shire prior to the due date to organise an alternative payment arrangement. An administration charge will apply.

Objections

Should you wish to object to the valuation shown on your property's rate notice, please visit www.landgate.wa.gov.au to obtain the objection form.

2022/2023 BUDGET HIGHLIGHTS

Over the next year the Shire of Coolgardie will invest \$53.8m to improve services and facilities for our community, including:



Rural Roads
& Town Street
Maintenance
19%



Recreational
Facilities
8%



Administration &
Governance
5%



Waste & Sanitary
Services
17%



Parks
& Gardens
2%



Economic
Development
16%



Regulatory
Services
1%



Other Services
(Education,
Welfare etc)
3%



Health Services
1%



Community
Development
1%



Community
Facilities
3%



Housing
24%

AUSTRALIA'S FIRE DANGER RATING SYSTEM IS CHANGING.

The Australian Fire Danger Ratings (AFDRS) levels are:



From 1 September 2022, Australia's Fire Danger Rating System will be improved and simplified, to make it easier for you to make decisions to stay safe on days of fire danger risk.

The move to a simpler system is backed by improvements in science, which will mean we can better predict areas of greater risk on days of fire danger.

Across the country fire and emergency services are applying nationally consistent colours, signs and terminology. This means that wherever you go in Australia, and whatever the season or fuels you're surrounded with, you can understand the level of threat and what you need to do to stay safe.

From the 1st of September please visit www.dfes.wa.gov.au/site/bushfire/prepare.html#fire-danger-ratings for more information on the new rating system.

UPDATE YOUR DETAILS ONLINE

You can update your contact details and much more online by scanning the QR code below.

Update your:

- ✓ Address
- ✓ Phone number
- ✓ Email
- ✓ Request rates via email
- ✓ Dog & cat registration



PAY YOUR RATES ON TIME TO WIN!

Your name will go into the draw to win a cash prize if you pay your rates in full prior to the due date shown on your rate notice

1st prize: \$1,000

2nd prize: \$700

3rd prize: \$500

4th prize: \$300

*Terms and conditions apply.
For the full terms and conditions please visit*
www.coolgardie.wa.gov.au



CONTACT US

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